

ZONING AND BUILDING AGENDA

JUNE 18, 2002

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

242535 DOCKET #7131 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Walter and Maureen Zuschlag, 2208 Midwest Road, Oak Brook, Illinois, Application (No. A-21-04; Z01040). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Residence District, ~~R-7 General Residence District and the C-4 General Commercial District~~ for a Mixed Use Planned Unit Development (if granted under companion SU-21-10) in Section 35 of Lemont Township. Property consists of approximately 68 acres located at the north side of 131st Street approximately 1,320 feet west of Bell Road in Lemont Township. Intended use: Residential and ~~commercial~~ use. **RECOMMENDATION: As amended for a mixed used plan and that the application be granted.**

242536 DOCKET #7132 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Walter and Maureen Zuschlag, 2208 Midwest Road, Oak Brook, Illinois, Application (No. SU-21-10; Z01041). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE in the R-5 Single Family Residence District, ~~R-7 General Residence District, and C-4 General Commercial District~~ as amended a Preliminary Mixed Use Planned Unit Development of approximately 151 single family homes (if granted under companion A-21-04) for a Preliminary Planned Unit Development of 424 single family homes, ~~78 townhome units, and 3.4 acres of commercial use~~ in Section 35 of Lemont Township. Property consists of approximately 68 acres located on the north side of 131st Street approximately 1,320 feet west of Bell Road in Lemont Township. Intended use: approximately 151 single family homes on lot sizes not less than 12,500 sq. ft. ~~124 Single Family Homes, 78 Townhome Units and 3.4 acres of commercial use.~~ **RECOMMENDATION: As amended for a mixed use plan and that the application be approved.**

The above applications Dockets #7131 and #7132 have received objection from Homer Glen on the original application. Orland Park and Palos Park sent letters.

The Village of Lemont has withdrawn its legal objections on the above-noted docket nos. #7131 and #7132 with the understanding that Montalbano Builders, Inc., is amending its plan to conform to the Village of Lemont R-4 Single Family Residence District standards, as well as other applicable Lemont land use and Building regulations.

The above docket nos. #7131 and #7132 applications were deferred at the meetings of November 6, 2001, December 4, 2001, January 8, 2002, January 24, 2002, February 21, 2002, March 21, 2002, April 9, 2002 and May 7, 2002.

242533 DOCKET #7129 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Jolita Arzbaeher, as Trustee of the Irene Leonas Charitable Trust dated July 22, 1999, Jolita Arzbaeher, as Trustee of the Jolita Arzbaeher Trust dated September 22, 1993, Irene Leonas, as Trustee of the Irene Leonas Trust dated November 11, 1994 and Marquette National Bank, a national bank association, as Trustee under Trust Agreement dated May 16, 1983 and known as Trust No. 10475, 2208 Midwest Road, Oak Brook, Illinois 60523, Application (No. A-21-03; Z01038). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Family Residence District, ~~R-7 General Residence District and C-4 General Commercial District~~ for a Planned Unit Development (if approved under companion SU-21-09) for residential and ~~commercial~~ use in Section 34 of Lemont Township. Property consists of approximately 132 acres located at the southwest corner of 131st Street and Parker Road in Lemont Township. Intended use: Residential and ~~commercial~~ uses. **RECOMMENDATION: That the Concept Planned Unit Development as amended and agreed to between the Village of Lemont and the applicant be granted.**

- 242534 DOCKET #7130 - MONTALBANO BUILDERS, INC., Owner, as Contract Purchaser from Jolita Arzbaeher, as Trustee of the Irene Leonas Charitable Trust dated July 22, 1999, Jolita Arzbaeher, as Trustee of the Jolita Arzbaeher Trust dated September 22, 1993, Irene Leonas, as Trustee of the Irene Leonas Trust dated November 11, 1994 and Marquette National Bank, a national bank association, as Trustee under Trust Agreement dated May 16, 1983 and know as Trust No. 10475, 2208 Midwest Road, Oak Brook, Illinois 60523, Application (No. SU-21-09; Z01039). Submitted by Schain, Barney, Ross & Citron, Ltd., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE (under companion map amendment) for a concept planned unit development for the construction of 320 single family homes, 105 town homes and approximately 4 acres of commercial land in the R-5 Single Family Residence District, ~~R-7 General Residence District, and C-4 General Commercial District~~ (if granted under companion A-21-03) for a Conceptual Planned Unit Development with a subsequent major modification from the R-3 Single Family Residence District to the R-5 Single Family Residence District for a concept planned unit development of ~~250 single family homes for construction of 302 homes on lot sizes of 10,650 square feet~~ of 339 single family homes, 105 townhome units and 4 acres of commercial use in Section 34 of Lemont Township. Property consists of approximately 132 acres located at the southwest corner of 131st Street and Parker Road in Lemont Township. Intended use: ~~339 Single Family Homes on 10,000 square foot lots/minimum, 105 townhome Units, and 4 acres of commercial use~~. This major modification on the above docket nos. #7129 and #7130 was later amended again pursuant to an agreement between the Village of Lemont and the applicant to build not more that 250 single family lots on lot sizes not less than 12,500 square feet subject to the condition that the lots located along the west lot line from 131st Street south to the Derby Road frontage be developed with 17,000 square feet. It is this plan that has been agreed to by the Village of Lemont and that is being recommended for approval by the Zoning Board of Appeals. **RECOMMENDATION: That the Concept Planned Unit Development as amended and agreed to between the Village of Lemont and the applicant be granted.**

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

- 252528 DOCKET #7271 - STEVE AND SUE CHASE, Owners, Request for a variation to reduce right interior side yard setback from the required 15 feet to 13.7 feet (existing) for a deck addition to an existing single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.69 of an acre located on the east side of Thorntree Lane, approximately 206 feet south of Brookdale Lane in Palatine Township. **RECOMMENDATION: That the application be granted.**
- 252529 DOCKET #7264 - ANDREA AND MICHAEL SMAGACZ, Owners, Request for a variation to reduce right interior side yard setback from the required 15 feet to 13.11 feet (existing) for a second story addition to (existing) single family residence in the R-4 Single Family Residence District. The subject property consists of approximately 0.46 of an acre, located on the south side of 130th Street, approximately 328 feet east of 82nd Avenue in Palos Township. **RECOMMENDATION: That the application be granted.**
- 252537 DOCKET #7263 - RAFAEL FELIX, Owner, Request for a variation to reduce right interior side yard setback from the required 15 feet to 3.6 feet and reduce distance between principal and accessory structure from the required 10 feet to 3.6 feet for new detached garage in R-4 Single Family Residence District. The subject property consists of approximately 0.26 of an acre, located at the south side of Bryant Avenue, approximately 255 feet west of Plum Grove Road in Northfield Township. **RECOMMENDATION: That the application be granted.**
- 252539 DOCKET #7265 - J & M MCKAY, Owners, Request for a variation to reduce right interior side yard setback from the required 10 feet to 7.5 feet (existing) for an addition to an existing residence in the R-5 Single Family Residence District. The subject property consists of approximately 0.50 of an acre, located at the east side of Salk Road, approximately 203 feet north of Blaho Avenue in Wheeling Township. **RECOMMENDATION: That the application be granted.**

- 252542 DOCKET #7267 - BRIAN OLSON, Owner, Request for a variation to reduce lot area from the required 40,000 square feet (square footage requirement for well and septic only) to 37,253 square feet and reduce lot width from the required 150 feet to 79.76 feet for an addition to the existing single family residence with well and septic in R-4 Single Family Residence District. (20,000 square feet requirement). The subject property consists of approximately 0.86 of an acre, located on the west side of Briar Place, approximately 173 feet south of Howe Terrace in Palatine Township. **RECOMMENDATION: That the application be granted.**
- 252544 DOCKET #7268 - PABLO MABBUN, Owner, Request for a variation to reduce lot area from the required 40,000 square feet (square footage requirement for well and septic only) to 39,973 square feet; to reduce front yard setback from the required 50 feet to 19 feet; and increase F.A.R. from permitted 0.15 to 0.22 for single family residence with well and septic in R-3 single Family Residence District. (40,000 feet square feet requirement). The subject property consists of approximately 0.96 of an acre, located on the south side of Morrison Lane, approximately 1,632 feet east of Lee Street in Northfield Township. **RECOMMENDATION: That the application be granted.**

* The next regularly scheduled meeting is presently set for Tuesday, August 9, 2002.